

CERTIFIED MAIL

May 1, 1984

Mr. Jules Laramee
P. O. Box 743
Kamuela, HI 96743

Dear Mr. Laramee:

Ohana Dwelling Application (OD 84-56)
Jules Laramee
Tax Map Key: 6-4-23:36

We regret to inform you that after reviewing your application and comments received from the affected agencies, the Planning Director is hereby denying your ohana application. The reason(s) for the denial are as follows:

1. Chapter 25, Article 25, relating to Regulations for Ohana Dwelling, permits the construction of a second dwelling unit on a lot subject to certain provisions:
 - a. Article 25, Sec. 25-27. Purpose and applicability.
"It is not the intent of this article to supersede private deed restrictions or agreements which may prohibit the construction of an additional dwelling on the lot."
 - b. Article 25, Sec. 25-27.1. General Provisions.
"Notwithstanding any law, ordinance, or rule to the contrary, two dwelling units may be constructed on any lot within all state land use urban, agricultural, rural and conservation districts provided that:
 - (3) That at the time of application for a county building permit for a second dwelling unit, the subject lot or land parcel is not restricted by a recorded covenant or a recorded lease provision (in a lease having a term of not less than fifteen years) which prohibits a second dwelling unit."

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2. A covenant contained in your deed states that "the above described premises and every portion thereof shall be used for private residence purposes only (except public roads and recreational areas) including private garage and/or servants' quarters and other similar purposes reasonably necessary in connection with such private residence, and for no other purposes; and no building other than a private dwelling house designed and built for the use and occupancy of a single family, not exceeding one story in height, excluding basement and lofts, shall be constructed, placed or maintained upon said premises during said term."
3. The ohana dwelling application is for the conversion of an existing single family dwelling to a duplex which is defined as "a building containing only two dwelling units." A single family dwelling is defined as a building containing only one dwelling unit.

We have determined that the above covenants restricts the construction of more than one dwelling unit on the property thereby disqualifying this property from Chapter 25, Article 25, relating to Ohana Dwelling Regulations.

The Director's decision is final, except that within thirty (30) days after receipt of this letter, you may appeal the decision in writing to the Board of Appeals in accordance with the following procedures:

1. A non-refundable filing fee of one hundred dollars (\$100).
2. Ten (10) copies of the petition for the appeal incorporating the following:
 - a. The name, address, and telephone number of the appellant and the name, title, and address of the appellant's representative.
 - b. A description of the property involved in the appeal, including the tax map key number of the property, and the appellant's interest in the property.
 - c. A plain statement of the nature of the appeal and the relief requested.
 - d. A statement explaining:
 - 1) How the decision appealed from violates the law;
or

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- 2) How the decision appealed from is clearly erroneous; or
 - 3) How the decision appealed from was arbitrary or capricious, or characterized by an abuse of discretion or clearly unwarranted exercise of discretion.
- e. A clear and concise statement of any other relevant facts.

The denial of your ohana dwelling application was due to a deed restriction that only one single family dwelling may be constructed on the property. Therefore, it should be pointed out that even if the Board of Appeals disposes the petition in your favor, its decision is meaningless.

Should you decide to pursue this request, an alternative available is to have this restrictive covenant removed from your deed.

Should you have any further questions, please feel free to contact this office at 961-8288.

Sincerely,



for SIDNEY FUKÉ
Planning Director

MO:wkm

cc: Chief Engineer, DPW
Chief Sanitarian, DOH